IN THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF TEXAS BROWNSVILLE DIVISION

UNITED STATES OF AMERICA,	§		
	§		
Plaintiff,	§		
	§		
v.	§	CASE NO. 1:20)-CV-095
	§		
4.620 ACRES OF LAND, MORE OR LESS,	§		
SITUATE IN CAMERON COUNTY,	§		
STATE OF TEXAS; AND CASTELLANO	§		
& TIJERINA FAMILY LIMITED	§		
PARTNERSHIP, ET AL.,	§		
	§		
Defendants.	§		

COMPLAINT IN CONDEMNATION

- 1. This is a civil action brought by the United States of America at the request of the Secretary of the Department of Homeland Security, through the Acquisition Program Manager, Wall Program Management Office, U.S. Border Patrol Program Management Office Directorate, U.S. Border Patrol, U.S. Customs and Border Protection, Department of Homeland Security, for the taking of property under the power of eminent domain through a Declaration of Taking, and for the determination and award of just compensation to the owners and parties in interest.
- 2. The Court has subject matter jurisdiction over this action pursuant to 28 U.S.C.§ 1358.
- 3. The interest in property taken herein is under and in accordance with the authority set forth in Schedule "A."
- 4. The public purpose for which said interest in property is taken is set forth in Schedule "B."

5. The legal description and map or plat of land in which certain interests are being

acquired by the filing of this Complaint, pursuant to the Declaration of Taking, are set forth in

Schedules "C" and "D."

6. The interest being acquired in the property described in Schedules "C" and "D" is

set forth in Schedule "E."

7. The amount of just compensation estimated for the property interest being acquired

is set forth in Schedule "F."

8. The names and addresses of known parties having or claiming an interest in said

acquired property are set forth in Schedule "G."

9. Local and state taxing authorities may have or claim an interest in the property by

reason of taxes and assessments due and eligible.

WHEREFORE, Plaintiff requests judgment that the interest described in Schedule "E" of

the property described in Schedules "C" and "D" be condemned, and that just compensation for

the taking of said interest be ascertained and awarded, and for such other relief as may be lawful

and proper.

Respectfully submitted,

RYAN K. PATRICK

United States Attorney Southern District of Texas

By: <u>s/ Hilda M. Garcia Concepcion</u>

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SCHEDULE A

SCHEDULE A

AUTHORITY FOR THE TAKING

The property is taken under and in accordance with 40 U.S.C. §§ 3113 and 3114, which authorize the condemnation of land and the filing of a Declaration of Taking; the Act of Congress approved September 30, 1996, as Public Law 104-208, Division C, Section 102, 110 Stat. 3009-546, 3009-554-55, as amended and codified at 8 U.S.C. § 1103(b) & note; and the Act of Congress approved February 15, 2019, as Public Law 116-6, div. A, tit. II, Section 230, which appropriated the funds that shall be used for the taking.

SCHEDULE B

SCHEDULE B

PUBLIC PURPOSE

The public purpose for which said property is taken is to construct, install, operate, and maintain roads, fencing, vehicle barriers, security lighting, cameras, sensors, and related structures designed to help secure the United States/Mexico border within the State of Texas.

SCHEDULE C

SCHEDULE C

LEGAL DESCRIPTION

Cameron County, Texas

Tract: RGV-HRL-7506

Owner: Castellano & Tijerina Family Limited Partnership

Acres: 4.620

Being a 4.620 acre tract (201,241 sq ft) parcel of land, more or less, being out of a called 80.72 acre tract, calculated as approximately 76.314 acres, in Cameron County, Texas conveyed to Castellano & Tijerina Family Limited Partnership, Volume 6561, Page 42. Said parcel of land more particularly described by metes and bounds as follows;

Starting at a Stainless Steel Rod in a Concrete Structure, Stamped: PHR-031-0010, COE PID#: AHJ405, having the following NAD83 (2011) Grid Coordinates N=16533818.85, E=1275206.55; Thence S 12°35'27" W a distance of 4748.03 feet to a found 5/8" iron rod at the Southeast corner of the Cameron County tract, Volume 641, Page 606 and the Northeast corner of the Juan & Maria Rodriguez tract, Volume 880, Page 561 and on the West line of the Sams-Porter Corporation tract, Volume 224, Page 397, for the **Point of Commencement**, having the following coordinates: N=16529185.00, E=1274171.54.

Thence: S 00°07'07" W departing said property line, a distance of 649.53 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-HRL-7504-1=7506-1, for the **Point of Beginning**, said point being on the East line of the Sams-Porter Corporation tract, Volume 224, Page 397 and on the West line of the Castellano & Tijerina Family Limited Partnership tract, Volume 6561, Page 42, having the following coordinates: N=16528535.48, E=1274170.20.

Thence: S 49°09'04" E departing said property line, following a line at an approximate 60 foot offset North of the existing levee toe, a distance of 161.23 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-HRL-7506-2 for angle;

Thence: S 37°01'47" E along said North line, a distance of 164.78 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-HRL-7506-3 for angle;

Thence: S 30°33'49" E along said North line, a distance of 124.36 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-HRL-7506-4 for angle;

Thence: S 26°50'33" E along said North line, a distance of 180.35 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-HRL-7506-5=7507-1 for angle, said point being on the East line of the Castellano & Tijerina Family Limited Partnership

SCHEDULE C (Cont.)

tract, Volume 6561, Page 42 and on the West line of the Leals Farm, INC. tract, Volume 4342, Page 7;

Thence: S 08°21'40" W departing said North line, along said property line, entering the I.B.W.C. levee Right-of-Way File No. 5123-R-463-C at 32.69 feet, crossing the center of the levee road at 175 feet, a distance of 499.58 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-HRL-7506-6=7507-8 for angle, said point being on the South limit of the 150' enforcement zone;

Thence: N 27°14'03" W along said enforcement zone, departing said property line, a distance of 292.05 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-HRL-7506-7 for angle;

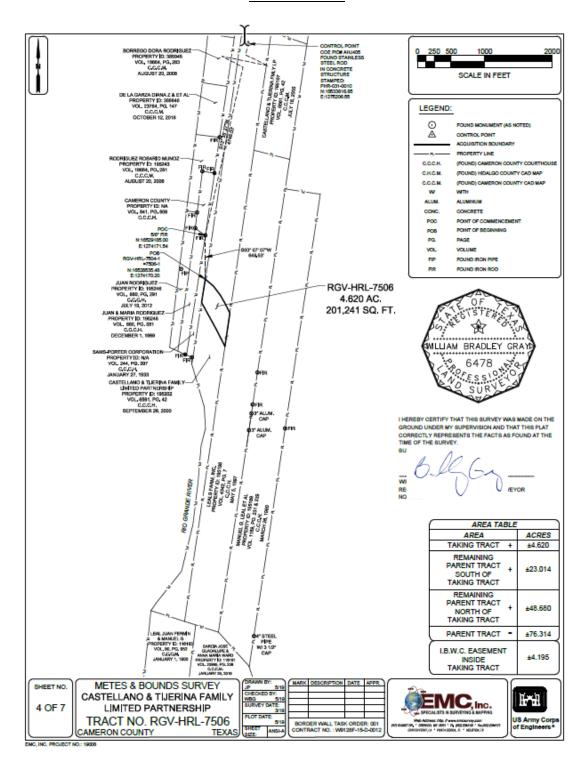
Thence: N 28°31'38" W along said enforcement zone, a distance of 448.43 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-HRL-7504-2=7506-8 for angle, said point being on the West line of the Castellano & Tijerina Family Limited Partnership tract, Volume 6561, Page 42 and on the East line of the Sams-Porter Corporation tract, Volume 224, Page 397 and on the West line of the I.B.W.C. levee Right-of-Way File No. 5123-R-463-C;

Thence: N 08°58'30" E along said property line, along said I.B.W.C. line, crossing the center of the levee road at 239 feet, departing the I.B.W.C. levee Right-of-Way File No. 5123-R-463-C at 294.71 feet, a distance of 349.90 feet, returning to the **Place of Beginning.**

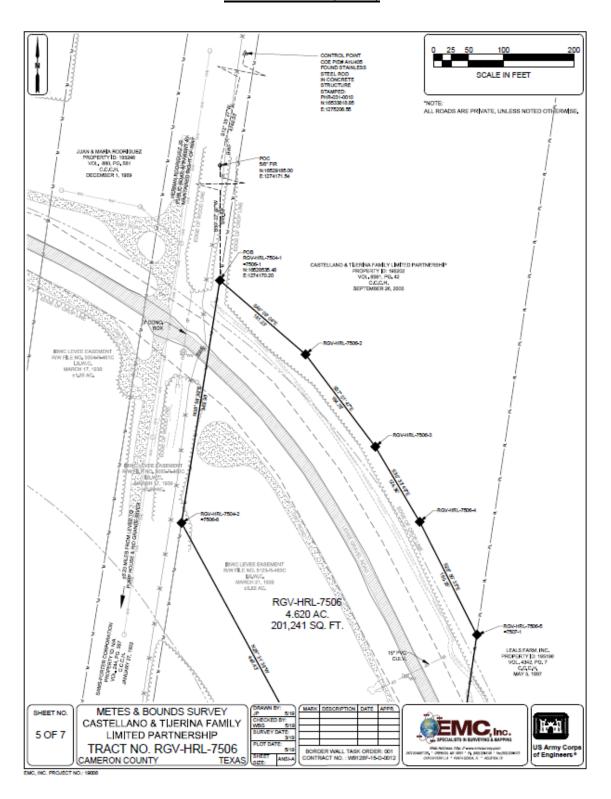
SCHEDULE D

SCHEDULE D

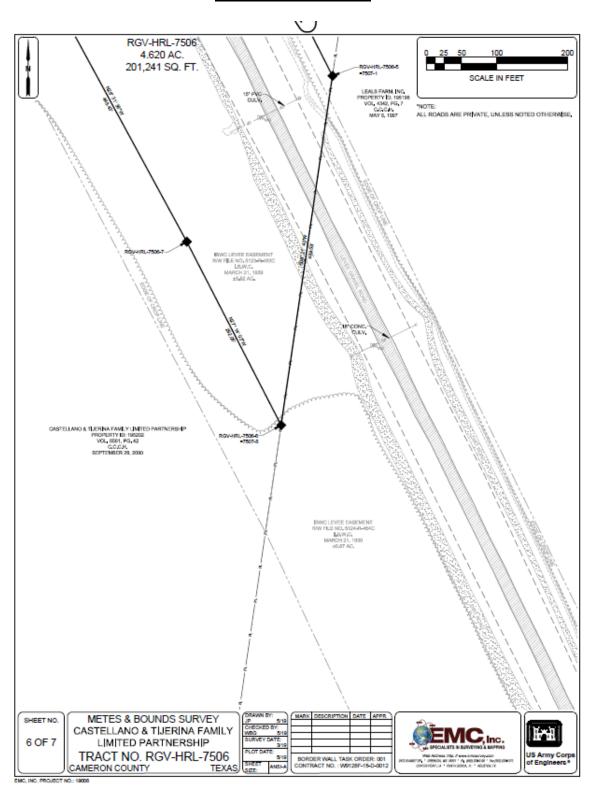
MAP or PLAT



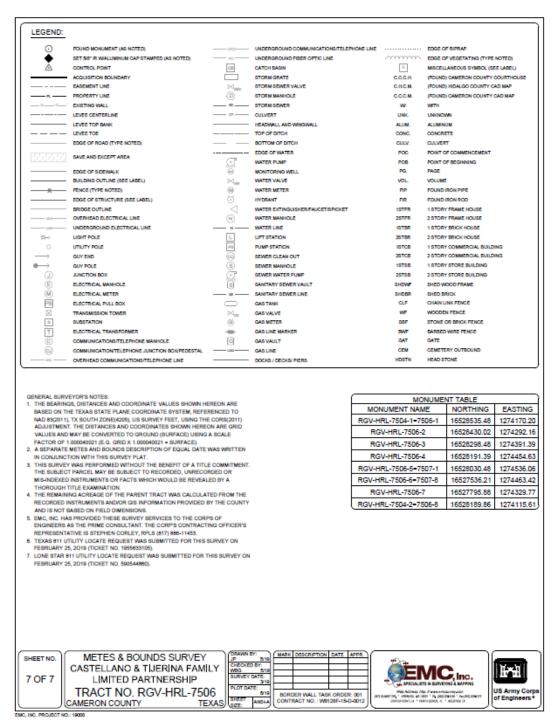
SCHEDULE D (Cont.)



SCHEDULE D (Cont.)



SCHEDULE D (Cont.)



Tract: RGV-HRL-7506

Owner: Castellano & Tijerina Family Limited Partnership

Acreage: 4.620

SCHEDULE E

SCHEDULE E

ESTATE TAKEN

Cameron County, Texas

Tract: RGV-HRL-7506

Owner: Castellano & Tijerina Family Limited Partnership

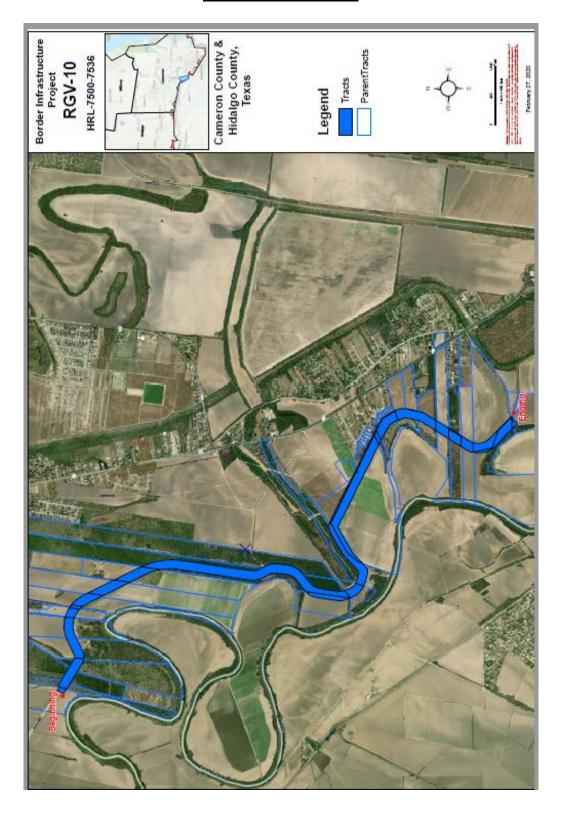
Acres: 4.620

The estate taken is fee simple, subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; and subject to all interests in minerals and appurtenant rights for exploration, development, production and removal of said minerals;

Reserving to the owners of the real property conveyed by Warranty Deed, recorded in the Deed Records of Cameron County, Texas on September 26, 2000 at Volume No. 6561 Page No. 42 and identified as document No. 43000, reasonable access to and from the owners' lands lying between the Rio Grande River and the border barrier through opening(s) or gate(s) in the border barrier between the westernmost mark labeled "Beginning" and easternmost mark labeled "Ending" depicted on the map below;

Excepting and excluding all interests in water rights and water distribution and drainage systems, if any, provided that any surface rights arising from such water rights or systems are subordinated to the United States' construction, operation and maintenance of the border barrier.

SCHEDULE E (Cont.)



SCHEDULE F

SCHEDULE F

ESTIMATE OF JUST COMPENSATION

The sum estimated as just compensation for the land being taken is TEN THOUSAND, ONE HUNDRED AND EIGHTY THREE DOLLARS AND NO/100 (\$10,183.00), to be deposited herewith in the Registry of the Court for the use and benefit of the persons entitled thereto.

SCHEDULE G

SCHEDULE G

INTERESTED PARTIES

The following table identifies all persons who have or claim an interest in the property condemned and whose names are now known, indicating the nature of each person's property interest(s) as indicated by references in the public records and any other information available to the United States. See Fed. R. Civ. P. 71.1(c).

Interested Party	Reference		
Castellano & Tijerina Family Limited	RGV-HRL-7506		
Partnership	Warranty Deed, Document # 43000;		
	Recorded July 18, 2000, Deed Records of		
McAllen TX 78501	Cameron County		
Castellano & Tijerina General Partner,	General Partner of Castellano & Tijerina		
Inc.	Family Limited Partnership		
McAllen TX 78501			
Leal Farms, Inc.	Tenant		
Brownsville, Texas 78520	Tonunt		
Tony Yzaguirre, Jr.	Cameron County Tax Assessor		
835 E. Levee Street			
Brownsville, Texas 78520			

JS 44 (Rev. 06/17)

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The JS 44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON NEXT PAGE OF THIS FORM.)

I. (a) PLAINTIFFS	valor shooti (b22 morno e		DEFENDANTS			
(b) County of Residence of First Listed Plaintiff (EXCEPT IN U.S. PLAINTIFF CASES) (c) Attorneys (Firm Name, Address, and Telephone Number)			County of Residence of First Listed Defendant (IN U.S. PLAINTIFF CASES ONLY) NOTE: IN LAND CONDEMNATION CASES, USE THE LOCATION OF THE TRACT OF LAND INVOLVED. Attorneys (If Known)			
II. BASIS OF JURISDI	CTION (Place an "X" in O	ne Box Only)	 III. CITIZENSHIP OF P	RINCIPAL PARTIES	(Place an "X" in One Box for Plaintiff	
☐ 1 U.S. Government Plaintiff	☐ 3 Federal Question (U.S. Government in	Not a Party)		TF DEF 1 □ 1 Incorporated or Pr of Business In 1		
☐ 2 U.S. Government Defendant	☐ 4 Diversity (Indicate Citizensh.)	ip of Parties in Item III)	Citizen of Another State	2		
			Citizen or Subject of a Foreign Country	3 🗖 3 Foreign Nation	□ 6 □ 6	
IV. NATURE OF SUIT		•			of Suit Code Descriptions.	
CONTRACT		DEDSONAL INTUDY	FORFEITURE/PENALTY 7 625 Drug Releted Seigure	BANKRUPTCY	OTHER STATUTES	
□ 110 Insurance □ 120 Marine □ 130 Miller Act □ 140 Negotiable Instrument □ 150 Recovery of Overpayment	PERSONAL INJURY □ 310 Airplane □ 315 Airplane Product Liability □ 320 Assault, Libel & Slander □ 330 Federal Employers' Liability □ 340 Marine □ 345 Marine Product Liability □ 350 Motor Vehicle □ 355 Motor Vehicle Product Liability □ 360 Other Personal Injury □ 362 Personal Injury - Medical Malpractice CIVIL RIGHTS □ 440 Other Civil Rights □ 441 Voting □ 442 Employment □ 443 Housing/ Accommodations □ 445 Amer. w/Disabilities - Employment □ 446 Amer. w/Disabilities - Other	PERSONAL INJURY □ 365 Personal Injury - Product Liability □ 367 Health Care/ Pharmaceutical Personal Injury Product Liability □ 368 Asbestos Personal Injury Product Liability PERSONAL PROPER: □ 370 Other Fraud □ 371 Truth in Lending □ 380 Other Personal Property Damage Product Liability PRISONER PETITION Habeas Corpus: □ 463 Alien Detainee □ 510 Motions to Vacate Sentence □ 530 General □ 535 Death Penalty Other: □ 540 Mandamus & Othe □ 550 Civil Rights	of Property 21 USC 881 690 Other	□ 422 Appeal 28 USC 158 □ 423 Withdrawal 28 USC 157 PROPERTY RIGHTS □ 820 Copyrights □ 830 Patent □ 835 Patent - Abbreviated New Drug Application □ 840 Trademark SOCIAL SECURITY □ 861 HIA (1395ff) □ 862 Black Lung (923) □ 863 DIWC/DIWW (405(g)) □ 864 SSID Title XVI □ 865 RSI (405(g)) FEDERAL TAX SUITS □ 870 Taxes (U.S. Plaintiff or Defendant) □ 871 IRS—Third Party 26 USC 7609	□ 375 False Claims Act □ 376 Qui Tam (31 USC 3729(a)) □ 400 State Reapportionment □ 410 Antitrust □ 430 Banks and Banking □ 450 Commerce □ 460 Deportation □ 470 Racketeer Influenced and Corrupt Organizations □ 480 Consumer Credit □ 490 Cable/Sat TV □ 850 Securities/Commodities/ Exchange □ 890 Other Statutory Actions □ 891 Agricultural Acts □ 893 Environmental Matters □ 895 Freedom of Information Act □ 896 Arbitration □ 899 Administrative Procedure Act/Review or Appeal of Agency Decision □ 950 Constitutionality of State Statutes	
V. ODJON	☐ 448 Education	☐ 555 Prison Condition ☐ 560 Civil Detainee - Conditions of Confinement	Actions			
		Remanded from Appellate Court	1 4 Reinstated or Reopened 5 Transfe Anothe	r District Litigation		
VI. CAUSE OF ACTIO			e filing (Do not cite jurisdictional stat	utes unless diversity):		
VII. REQUESTED IN COMPLAINT:	CHECK IF THIS UNDER RULE 2	IS A CLASS ACTION 3, F.R.Cv.P.	DEMAND \$	CHECK YES only JURY DEMAND	if demanded in complaint:	
VIII. RELATED CASE IF ANY	(See instructions):	JUDGE		DOCKET NUMBER		
DATE		SIGNATURE OF ATT	ORNEY OF RECORD			
FOR OFFICE USE ONLY						
	10UNT	APPLYING IFP	JUDGE	MAG. JUI	DGE	